GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Metropolitan Region Development Authority - Change of land use from Residential Land use to Commercial Land use to the net extent of 711.89 Sq. Yds OR 595.21 Sq. Mts., Plot No.63, L.P.No.16/1961 in T.S.No.1036/Part of Waltair Ward, Visakhapatnam applied by M/s. Vinayagar Promoters & Builders– Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 185 Dated: 28-05-2019

Read the following:-

1. Lr.Rc.No.11023/28/2018/L43, dated:16.02.2019 of MC, VMRDA, Visakhapatnam.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo No.832217/M1/2019, Dated:22.03.2019.
5. Notification No.1394, Dated:22.03.2019 published in Part-I of Andhra Pradesh Gazette]
6. Lr.Rc.No.11023/28/2018/L4(e-662802),Dated:15.05.2019 of Metropolitan Commissioner, VMRDA, Visakhapatnam

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1394, Part-I, Dated:22.03.2019. In the letter 6th read above, the Metropolitan Commissioner, VMRDA, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the conversion charges to VMRDA vide VMRDA receipt No. 2259/2018-19, Dt. 04.01.2019 and VMRDA Receipt No. 166/2019-20, Dated 04.05.2019. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:28.05.2019.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

Copy to:
The applicant through the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District.

//FORWARDED:: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site falling in T.Sy. No. 1036/Part of Waltair Ward, Visakhapatnam Urban (M), Visakhapatnam District, admeasuring the net area of 711.89 Sq. Yds OR 595.21 Sq. Mts. The boundaries of which are given in the scheduled below which was earmarked for Residential use in Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected in MP road widening to the local body through registered gift deed at free of cost.
2. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing road proposed to 80'wide Maddilapalem (VIP) road.

East : Existing Sanskriti Building bearing D.No.9-14-13/1 belongs to Sri G. Ravi & Sri G. Ramakrishna in Plot No.64 of approved layout, L.P No. 16-196, 16-1961, T.Sy. No. 1036/Part of Waltair ward, Visakhapatnam.

South : Existing MVV wood Villa & Hari Manson Buildings bearing D.Nos. 9-15-16/1 & 9-15-17 in Plot Nos.57 & 56 of approved layout, L.P No. 16-1961, T.Sy.No. 1036/P of Waltair ward, Visakhapatnam Urban (M), Visakhapatnam District.

West : Existing Pyda Chambers bearing D.No.9-14-15, Plot No.62 of approved layout, L.P.No.16-1961 in T.Sy. No. 1036/P of Waltair ward, Visakhapatnam urban (M), Visakhapatnam District.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER